

**CITY OF LONG BEACH**  
**REVISED**  
**PLANNING COMMISSION AGENDA**  
**333 W. Ocean Boulevard – (562) 570-6321**  
**(562) 570-6068 FAX**  
**September 7, 2006**  
**CITY COUNCIL CHAMBER**

**STUDY SESSION**

12:00 – Review of Draft Environmental Impact Report for Press Telegram project located at 604 Pine Avenue

**ADJOURN**

**PUBLIC HEARING (reconvene)** 1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg, Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

May 4, June 15, July 6 and August 3, 2006

**SWEARING OF WITNESSES**

**Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.**

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

## Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## CONSENT CALENDAR

- |                                                                                                                                         |                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1A. Case No. 0603-01</b><br>Condominium Conversion<br>CE 06-33<br><br>(Jaime Ustin,<br>Project Planner)<br><br>RECOMMENDATION:       | <b>Pacific Property Assets</b><br><b>c/o ALS Consulting</b><br><b>1190 Newport Avenue (Council District 4)</b><br><br>Request for approval of Tentative Tract Map No. 65798 for the conversion of nineteen (19) units into condominiums.<br><br>Planning Commission continue hearing to September 21, 2006. |
| <b>1B. Case No. 0605-29</b><br>Conditional Use Permit<br>CE 06-101<br><br>(Jeff Winklepleck,<br>Project Planner)<br><br>RECOMMENDATION: | <b>Orange Rocket, LLC</b><br><b>c/o Melinda Byrd</b><br><b>6640 Cherry Avenue (Council District 9)</b><br><br>Conditional Use Permit to allow the operation of a check cashing/payday advance business in an existing retail center.<br><br>Planning Commission continue hearing to September 21, 2006      |
| <b>1C. Case No. 0605-10</b><br>Condominium Conversion<br>CE 06-92<br><br>(Cuentin Jackson,<br>Project Planner)<br><br>RECOMMENDATION:   | <b>Linda Hunter</b><br><b>4231 E. 10<sup>th</sup> Street (Council District 4)</b><br><br>Approval of Tract Map No. 66650 to convert six town home apartments into condominiums.<br><br>Planning Commission approve Tentative Tract Map No. 66650, subject to conditions.                                    |

**1D. Case No. 0606-22**  
Condominium Conversion  
CE 06-130

(Mark Hungerford,  
Project Planner)

RECOMMENDATION:

**Nick Young**  
**623 Walnut Avenue (Council District 2)**

Request for approval of Tentative Tract Map No. 66299 for the conversion of ten (10) apartment units into condominiums.

Planning Commission approve Tentative Tract Map No. 66299, subject to conditions.

**1E. Case No. 0605-21**  
Condominium Conversion  
CE 06-95

(Monica Mendoza,  
Project Planner)

RECOMMENDATION:

**1069 MLK, L.L.C./SUBTEC**  
**Robert Vargo, Representative**  
**1069 Martin Luther King Avenue (Council District 6)**

Request for approval of Tentative Tract Map No. 65919 to convert eight (8) residential dwelling units of an existing apartment building into condominiums.

Planning Commission approve Tentative Tract Map No. 65919, subject to conditions.

**1F. Case No. 0603-89**  
Condominium Conversion  
CE 06-53

(Jaime Ustin,  
Project Planner)

RECOMMENDATION:

**Rey Berona**  
**3230 Wilton Avenue (Council District 4)**

Request for approval of Tentative Tract Map No. 66526 for the conversion of eight (8) apartment units into condominiums.

Planning Commission approve Tentative Tract Map No. 66526, subject to conditions.

**1G. GPC 9-07-06**

(Ira Brown,  
Project Planner)

RECOMMENDATION:

**Steve Torkian**  
**425 W. Anaheim Street (Council District 1)**

Finding of Conformity with the General Plan for the vacation of public right-of-way.

Planning Commission find the proposed dedication and vacation of public right-of-way in conformance with the General Plan.

## **REGULAR AGENDA**

### **2. CIP-07**

#### **City of Long Beach Citywide**

(Ira Brown,  
Project Planner)

Finding of Conformity with the General Plan for the Proposed Fiscal Year 2007 Capital Improvement Program.

#### **RECOMMENDATION:**

Planning Commission find the proposed projects listed in the Proposed Fiscal Year 2007 Capital Improvement Program in conformity with the General Plan, report that any project for which a final site has not yet been selected or project specifics have not been developed should be returned to the Planning Commission for review and report these findings to the City Council.

### **3. Case No. 0601-20** Site Plan Review, Conditional Use Permit, Zoning Ordinance Amendment, Lot Merger, Standards Variance ND 13-06

#### **David Pfeifer, Representative California Heights United Methodist Church 3754-3758 Cerritos Avenue (Council District 7)**

(Scott Mangum,  
Project Planner)

Request for Site Plan Review, Conditional Use Permits, Zoning Ordinance Amendment, Lot Merger, and Code Exceptions for: 1) front yard setback of 20' (instead of not less than 25'); 2) provision of less than code required parking; 3) fence height of 5' within front yard setback (instead of not higher than 3') to establish a new two-story 16,964 square foot dual use facility with day care center for 147 children in an R-1-N zone.

#### **RECOMMENDATION:**

Planning Commission certify Mitigated Negative Declaration No. ND 13-06, recommend City Council amend the Municipal Code to allow for the expansion of churches or similar religious facilities on existing or abutting sites in the R-1-N zone with a Conditional Use Permit, approve the Site Plan Review, Standards Variances (front yard setback and parking), Lot Merger, and Conditional Use Permits, subject to conditions and deny the Standards Variance request for fence height of 5' within front yard setback on Cerritos Avenue.

**4. Case No. 0605-38**

Subdivision  
CE 06-107

**Bob Austin**

**4455 Faculty Avenue (Council District 5)**

(Monica Mendoza,  
Project Planner)

Request for approval of a Tentative Parcel Map No. 66961 for the subdivision of two parcels.

**RECOMMENDATION:**

Planning Commission approve Tentative Parcel Map No. 66961, subject to conditions.

**5. Case No. 0606-25**

Conditional Use Permit  
CE 06-135

**Royal Street Communications**

**Laton Fuller, Representative**

**1455 W. Willow Street (Council District 7)**

(Lemuel Hawkins,  
Project Planner)

A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a forty-five feet (45') high monopole antenna structure designed as a palm tree with accessory equipment.

**RECOMMENDATION:**

Planning Commission deny the Conditional Use Permit request.

**MATTERS FROM THE AUDIENCE**

**MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of September 21, 2006 agenda
  - Study Session – Seaport Marina
  - Election of Planning Commission Officers
- c. Other

**MATTERS FROM THE PLANNING COMMISSION**

**ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*

